

1 Croll Street, Wright, ACT, 2611



House For Sale

Wednesday, 7 August 2024

1 Croll Street, Wright, ACT, 2611

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House

An immaculate 4 bedroom, 3 bathroom home in the heart of the Molonglo Valley.

What you see:

A sophisticated home with all of the mod cons. An ideal floor plan, modern chefs kitchen and one of the best pool and outdoor entertaining spaces in the Valley.

What we see:

A builders own home, created around a desire for the best of family entertaining year round.

See more:

North east facing

Double glazed windows & doors

2.7m high ceilings & 2.4m high custom made doors

Beautiful Large Entrance with a spiral staircase leading to upstairs

Master suite - walk in wardrobe & spacious ensuite hosting step up spa bath, shower & under floor heating

Reverse cycle daikin air conditioning unit & fan located in master suite

Formal living area upstairs with wall hung tv unit & wired in speakers

Large Kitchen with appliances such as Plumbed in fridge with a beautiful Smeg branded double oven, grill, Warming draw & rangehood, integrated dishwasher with two draws, under bench sitting & a butlers pantry

Large living area with an electric fireplace & a raised dining space

Bedroom 2 includes built in wardrobes & a built in study nook and ensuite with a free standing raised bath & large shower

Bedroom 3 hosting a walk in wardrobe with walk through access to main bathroom

Bedroom 4 hosting a large built in wardrobe

Main bathroom located on the ground floor with a free standing bath & large shower, with dark timber flooring & under floor heating

Spacious laundry with access to the outside verandah

Outdoor enclosed entertainment space, with timber decking, double glazing & an integrated bbq & kitchen space, & a woodfire heater

Built in solar heated Lap pool

Double garage with a separate powder room & workshop space

Ducted reverse cycle, 3 phase

33 solar panels 13.2 kWh - 3 phase power

Tesla battery power

Stromlo Forrest Anglican college - due to open 2026

Within 7 minutes' walk to Woolworths Metro

Within 4 minutes' drive to Coombs Children's Playground, oval & pond

Within 4 minutes' drive to Charles Weston School

Within 3 minutes' drive to Coombs shopping centre

Within 16 minutes' drive to Canberra CBD

Block size: 607m²

Living: 250m²

Garage: 52m²

EER: 6.0

Rates: \$3,503 (approx.)

Year Built: 2014

Land Tax: \$6,676 (approx. only applicable if rented)

Rental Appraisal: \$1,000-\$1,200 per week

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